



## Rental Offer

Location **ALBERT HALL**  
Albertgasse 35, 1080 Wien

(offer valid according to availability)

**Pick the Best of all Office-Worlds**

Thank you for your interest in our flexible Premium Office Solutions. In addition to your requested office setting we take pleasure in enclosing suiting alternative solutions and economically attractive Start-up concepts. If our offering matches your needs, we ensure a quick and easy moving-in. Our Express-Service will deliver our draft agreement within 24 hours. Furthermore your ordering will provide access to our Global Services and Office- and Conference Solutions. I will be more than glad to answer your questions personally.



Mag. Michael Graf  
Managing Director

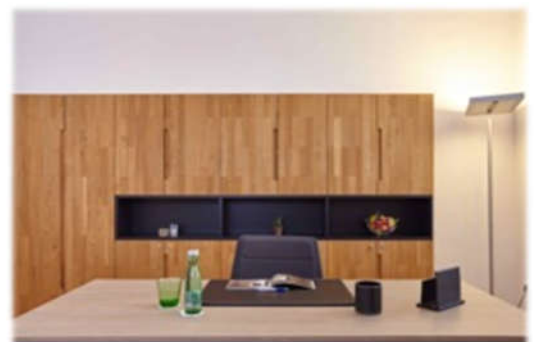
[michael.graf@youroffice.at](mailto:michael.graf@youroffice.at)

## ALBERT HALL

Albertgasse 35  
1080 Wien



Boutique-Palais-Style Offices  
High-end Equipment  
Parquet  
Gigabit Dark Fibre Internet & WiFi  
Meeting & Conference-rooms for 2 – 200 guests  
Located at lively Josefstädter Straße (Shopping Street)  
Walking distance to the City Hall  
Perfect traffic- and Metro connections  
In-house parking  
Various hotels and restaurants nearby  
Comprehensive Business & Concierge Services



## Your inquired Office-Solution (All-inclusive)

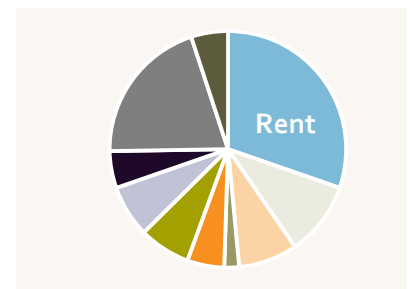
Office	Rental Space	Description	Configuration	Rent per month	Remarks	Special-Price
H4+H5	<b>Team Office</b> consisting of 2 offices for 4 – 6 work-stations	Modern, elegantly furnished Team Office combination consisting of two offices with an internal connecting door; modern office furniture; high-quality parquet floor and plenty of storage space thanks to noble built-in furniture; access to great and inviting kitchen- and lounge-areas	<ul style="list-style-type: none"> <li>- 4-6 work-stations fully furnished</li> <li>- LAN &amp; WiFi</li> <li>- VoIP Telephone (1x per office)</li> <li>- Switchboard (30 calls p.M.)</li> <li>- Full A/C</li> <li>- Parquet floor</li> <li>- Sunscreens</li> </ul>	€ 4.450,--*	<ul style="list-style-type: none"> <li>- All-inclusive</li> <li>- 4h Local Meeting-Credits</li> <li>- 8h Global Meeting-Credits or Global Office-Credits</li> <li>- 50 Printing Credits</li> <li>- Selection of Beverages</li> </ul>	*€ 3.980,--

\*Price per month and excl. VAT. / Special price valid for a 12 or 24 months contract duration with an option of prolongation for further 12 or 24 months (5 % prolongation discount of the list price). After 24 or 48 months the rent will be adapted to the list price (plus CPI).



### YOUR PERSONAL DREAMOFFICE

Design your office entirely inline with your own ideas and rent partly furnished or partly serviced at very special prices.



### NO BINDING CONTRACT DURATION

Rent your office without any risk.

**More Flexibility from € 99,-- / month**



### FIT4BUDGET

Let us know your max. available budget. Our Office-Consultants will tailor the ideal Serviced Office Solution for you.

## At YOUR OFFICE only



Premium All-in Boutique Offices



Contracts for daily cancellation available



Global Office Services



Online Access & Mobile Apps



Fully insured



Benefit from larger scale buying



## What does „All-inclusive“ stand for?

Working in tomorrows Office Hotel. No concerns regarding unplanned expenses or hidden taxes

All usage-bound expenses such as electricity, water, A/C and internet. are part of the lease.

The same applies to services like daily cleaning, serviced lounges, reception, mail- and concierge services.

No commissions, no extra price increases.

Contractual price increases indexed following the national consumer price index.

Approx. 2000 m<sup>2</sup> usable common space ♦

Operating expense and side expenses ♦

Electricity, water, heating, A/C ♦

Daily cleaning ♦

Office insurance ♦

Furniture ♦

Mail & Reception ♦

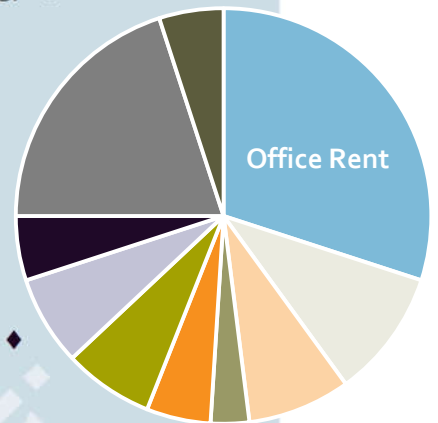
Multifunctional Systems ♦

Maintenance ♦

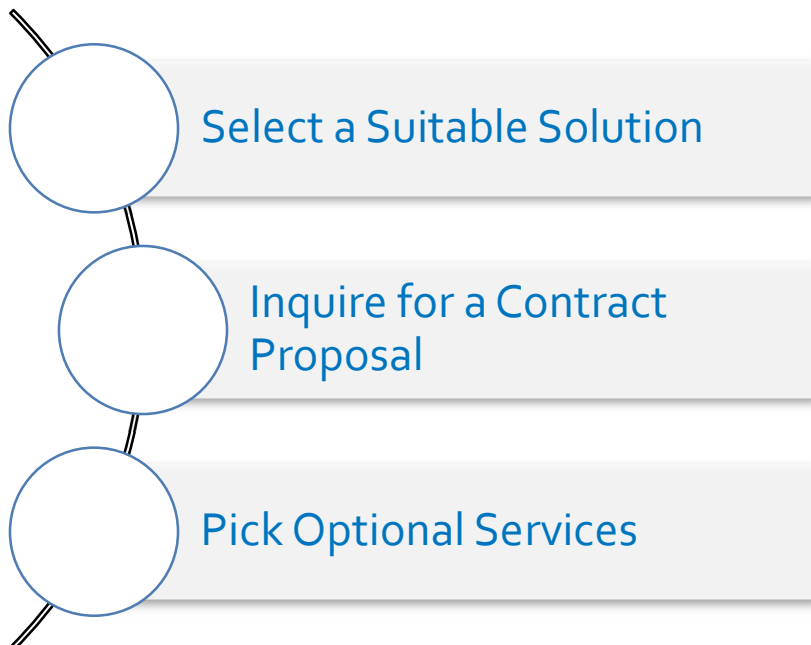
Presentation- & Media Equipment ♦

Fees, waste disposal ♦

Facility Management ♦



## 3 Steps to Moving-in!



Offer valid for 2 weeks, subject to actual availability

Per mail:  
[natascha.stiefsohn@youroffice.at](mailto:natascha.stiefsohn@youroffice.at)

Our Customer Service will consult you in-depth regarding optional Supporting Services

\* 3 month Security Deposit \* Set-up fee: € 490,-- per office \* Optional services listed in Optional Services P/L